



2011 MARKET DATA REPORT

January 1 to December 31 2011

Sales of Single Family Residences, Torrance

AREA	UNITS SOLD		2011 SQ FT RANGE		2011 AVG SQ FT	2011 PRICE RANGE		2011 AVG PRICE	2010 AVG PRICE	2011 AVG \$/ASF	2010 AVG \$/ASF	AVG \$/SF %CHG
	2011	2010										
Walteria	40	53	853	2499	1676	\$373,500	\$865,000	\$610,018	\$657,456	\$364	\$414	-12.1%
Central Torrance	58	58	754	3939	1815	\$235,000	\$820,000	\$575,991	\$642,859	\$317	\$338	-6.1%
Southeast Torrance W	31	39	1211	2667	1822	\$517,500	\$867,500	\$660,771	\$700,210	\$363	\$355	2.3%
Hollywood Riviera	88	76	1120	3988	2132	\$520,000	\$2,000,000	\$986,137	\$983,664	\$463	\$495	-6.6%
South Torrance	63	75	796	3640	1645	\$455,000	\$1,169,000	\$634,756	\$691,215	\$386	\$426	-9.5%
Southwood	46	49	1120	3009	1576	\$490,000	\$1,075,000	\$643,166	\$672,620	\$408	\$459	-11.2%
West Torrance	68	67	1098	4794	1735	\$422,000	\$1,700,000	\$671,056	\$682,440	\$387	\$424	-8.7%
North Torrance West	101	99	844	2657	1411	\$277,500	\$670,000	\$440,705	\$482,005	\$312	\$340	-8.0%
North Torrance East	55	54	808	2714	1449	\$270,000	\$738,000	\$458,822	\$480,353	\$317	\$331	-4.4%
Old Torrance	42	34	718	2800	1296	\$250,000	\$845,000	\$443,221	\$490,074	\$342	\$349	-2.1%
Southeast Torrance E	62	37	924	4528	1854	\$385,000	\$885,000	\$567,602	\$612,332	\$306	\$314	-2.4%
Totals / Averages	654	641	718	4,794	1685	\$235,000	\$2,000,000	\$617,480	\$651,633	\$366	\$393	-6.8%

%CHANGE FROM AVG 2010 Price	-5.2%	% CHANGE FROM 2010 AVG \$/SF	-6.8%
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Note: This representation is based in whole or in part on data supplied by the Multiple Listing Service. Neither the Board nor its MLS guarantee or is in any way responsible for its accuracy. Data maintained by the Board or its MLS may not reflect all real estate activities in the market.